

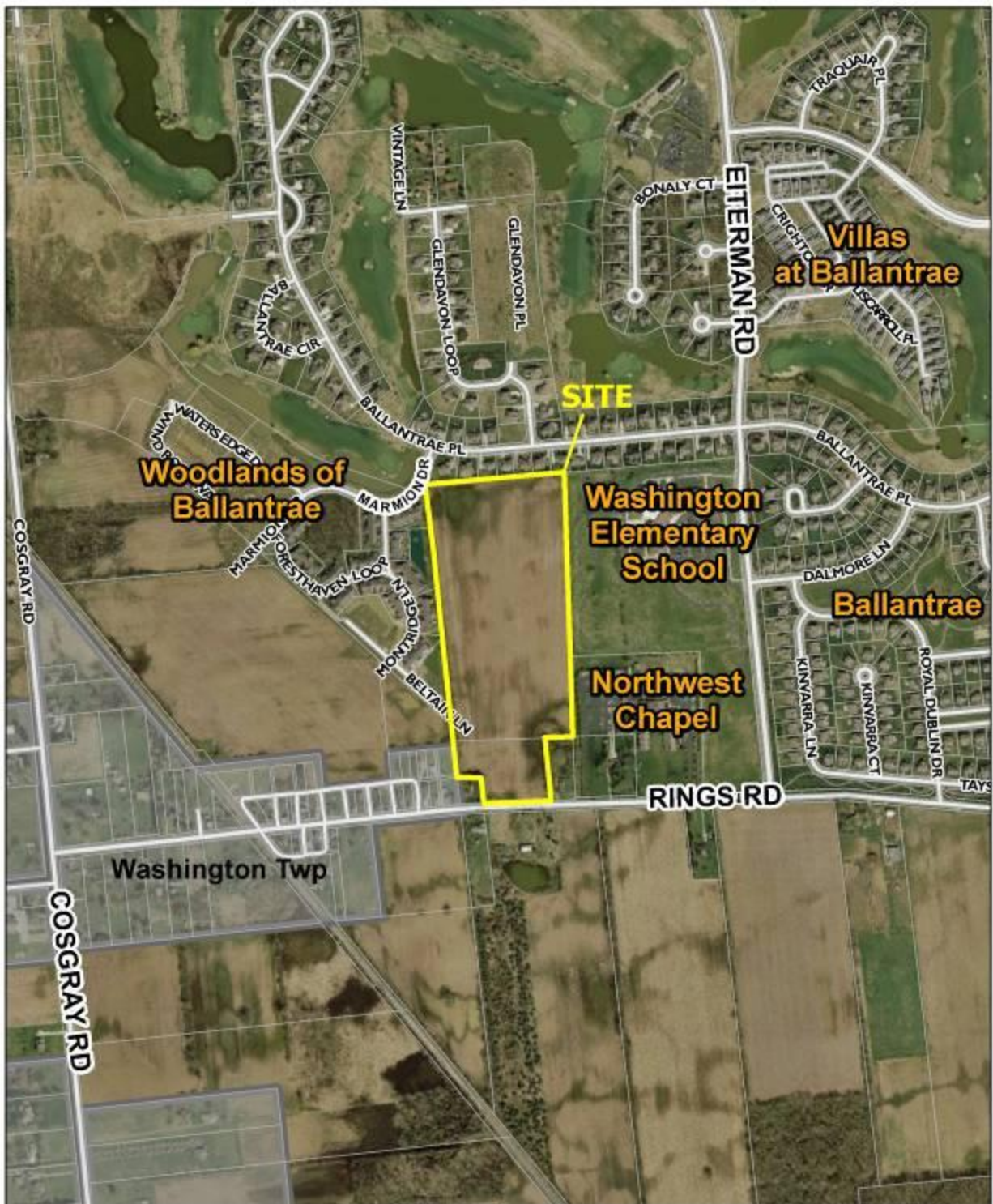
Planning Report

Thursday, July 18, 2013

Links at Ballantrae

Case Summary

Agenda Item	1
Case Number	13-057FDP/FP
Site Location	North side of Rings Road, approximately 1,100 feet west of Eiterman Road.
Proposal	The development and a subdivision plat for 45 single-family lots and approximately 7 acres of open space.
Applicant	Jason Francis, M/I Homes; represented by Jeff Strung, EMH&T.
Case Manager	Claudia D. Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us
Requests	Review and approval of a <u>final development plan</u> under the provisions of Zoning Code Section 153.050.
Planning Recommendation	<p>Review and recommendation of approval to City Council for a <u>final plat</u> under the provisions of the Chapter 152, Subdivision Regulations.</p> <p>In Planning's opinion, this proposal complies with all applicable review criteria and the existing development standards and approval is recommended with one final plat condition.</p> <p>Final Development Plan: Approval Final Plat: Approval with 1 Condition</p>
Condition	<p><u>Final Plat</u></p> <p>1) That the applicant ensure that any minor technical adjustments to the plat, including the addition of the road name for Churchman Road are made prior to City Council submittal.</p>



13-057FDP/FP
Final Development Plan/Final Plat
The Links at Ballantrae
Rings Rd

0 400 800
Feet



Facts

Site Area	26.5 acres, in two parcels.
Zoning	PUD, Planned Unit Development District (approved as Ordinance 27-13 on April 22, 2013)
Surrounding Zoning and Uses	<p>East: R, Rural District, Washington Elementary School and Northwest Chapel Grace Brethren Church</p> <p>North: PLR, Planned Low Density Residential District, Ballantrae</p> <p>West: PLR, Woodlands of Ballantrae condominiums</p> <p>South: Larger lot residential parcels, zoned R and R-1.</p>
Site Features	<p>General: Undeveloped site in two parcels.</p> <p>Frontage: Rings Road - 360 feet, parcel extends north 1,400 feet.</p> <p>Vegetation: Mature trees particularly in the northern portion of the site and in fence rows along the east boundary.</p> <p>Features: Relatively flat with a mature tree rows located along the west, north, and southeast site boundaries.</p>
Site History	<p>2008</p> <p>Informal review by the Planning and Zoning Commission of a potential rezoning. This was followed by an application for a rezoning with preliminary development plan and preliminary plat application which was tabled on September 19, 2008.</p> <p>2013</p> <p>The Planning and Zoning Commission recommended approval to City Council for a rezoning from R, Rural District and R-1, Restricted Suburban Residential District to Planned Unit Development District (Links at Ballantrae PUD), and a Preliminary Plat for 26.5 acres to establish a 45 lot single family detached residential development with 7.08 acres of open space.</p> <p>City Council approved Ordinance 27-13 on April 22, 2013 based on the recommendation from the Commission and changing a condition imposed on the preliminary development plan to not require 3-door garages for every home.</p>
Neighborhood Contact	<p>At the preliminary development plan the applicant was required to work with Planning to provide buffering within Reserve 'B' (now labeled Reserve 'D') on the south side of the Rings-Cosgray Connector. This was to screen the existing home at 6800 Rings Road from the future Churchman Road. There is a tree line on the lot and the plans show additional evergreens along the north property line and mounding with evergreens along the east property line. The property owners continue to be concerned about light trespass from cars travelling east on Rings Road turning onto future Churchman Road and have requested additional plant material within the right-of-way. Planning and Engineering are concerned about sight distance visibility and maintenance issues this would create.</p>

Details	Final Development Plan
Process	<p>The final development plan conforms with and provides a detailed refinement of the approved preliminary development plan. The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process.</p>
Proposal	<p>The final development plan includes:</p> <ul style="list-style-type: none"> • 45 single family lots as provided in the approved development text • Open space development detail for several reserves within the proposed development • Tree Preservation Zones along the northern and western site boundary • Tree Preservation and replacement details • Entry feature and sign details along both entrances • Stormwater management facilities along Rings Road and in the northeast portion of the site
Layout	<p>The proposed plan has 45 single-family lots with 7.1 acres of open space in ten reserves throughout the site. The site will have two access points, Marmion Drive to the north, Churchman Road, and the future Rings-Cosgray Connector in the southwest corner. The final development plan connects Rings Road and the Connector. A loop street in the center of the site provides access to most lots. Stormwater retention ponds are in the northeast corner and to the southeast.</p> <p>The proposal includes open space dispersed throughout the development. The reserves have been relabeled from the preliminary development plan. Most notably there is an approximately one-acre central open space, Reserve 'G', with amenities including a playground and bike racks. A large 2.8-acre Reserve 'B' is in the southeast portion of the site to accommodate a bikepath, landscaping and stormwater pond.</p> <p>Two smaller reserves are proposed north and south off the Marmion Drive entrance, Reserves 'I' and 'H' for an entry feature and buffering. Off the Churchman Road entrance to the south, Reserves 'C' and 'E' are proposed for the southern entry features. Reserve 'J' in the northeast portion of the site accommodates a stormwater management pond and a bikepath connection to the Washington Elementary School.</p>
Development Standards	<p>The approved PUD development text includes specific requirements that address the zoning and development details.</p>
Use/Density/Lot Sizes	<p>The development text permits 45 single-family detached homes, open spaces and related park features. The 45 lots on 26.5 acres is a density of 1.7 units to the acre. There is no minimum lot size but all lots must be a minimum of 75 feet wide at the building line.</p>
Setbacks	<p>Front yard setbacks vary from 25 to 35 feet and required side yards are six feet each with a total of 12 feet, and there is a 25-foot rear yard requirement. A 25-foot tree preservation zone to coincide with the rear yard setbacks is</p>

Details	Final Development Plan
Setbacks	along the rear of Lots 24 through 28 along the north property line and along the rear of Lots 2 through 23 along the west property line.
Traffic and Access	<p>The final development plan indicates two access points, one off Marmion Drive in Ballantrae to the north and one to Rings Road via the construction of the southern portion of the Rings-Cosgray Connector, Churchman Road. The remaining portion of the Rings-Cosgray Connector will be designed and built through a joint effort between the City of Dublin and Edwards Land Company as a requirement of an earlier Ballantrae Development agreement. While the final alignment of Churchman Road has not been determined, the layout of the portion of the roadway contained within the proposed development has been approved by Engineering and will be constructed with this project.</p> <p>Owners of the property at 6800 Rings Road have raised concerns to City Council regarding the proposed street location to this lot. Engineering has worked with the applicant to revise the proposed roadway location to ensure as much buffer as possible while still adhering to proper and safe roadway design. The long term intersection improvement at Rings and Churchman Roads will likely be located farther to the east, away from this property.</p> <p>The connection to the proposed Rings-Cosgray Connector, Churchman Road, will be required to have a dedicated left turn lane to Cadmore Drive, and there will be a dedicated left turn lane from Churchman Road to existing Rings Road.</p> <p>Currently, Rings Road has 60 feet of right-of-way adjacent to this site. The Thoroughfare Plan requires 70 feet along Rings Road to the future Rings-Cosgray Connector. The applicant is proposing to dedicate to the City Reserve A, 0.57-acre along Rings Road, to accommodate the future right-of-way.</p>
Sidewalks and Multi-Use Paths	<p>The plan provides four-foot sidewalks within the proposed development. An eight-foot bikepath is proposed along the west side of Cadmore Drive and Eden Bridge Drive to connect with the path on Marmion Drive.</p> <p>A bikepath meanders through the open space along the Rings-Cosgray Connector and through the central park. The applicant has worked with the Hilliard City School District to coordinate the proposed bikepath connection and the path is now proposed in Reserve 'J' in the northeast portion of the site, adjacent to Lot 29.</p>
Utilities and Stormwater Management	<p>Two stormwater retention ponds are proposed. One pond is shown in the southeastern portion of the site located in Reserve 'C', while the other pond is shown in the northeastern portion of the site in Reserve 'J'. Both ponds include an aerator. Preliminary calculations have been submitted to the City for review. This site will be required to meet the Stormwater Regulations.</p> <p>There is an eight-inch water line on the north side of Marmion Drive to which</p>

Details	Final Development Plan
Utilities and Stormwater Management	<p>the applicant will connect, however the applicant will not be permitted to open cut Marmion Drive. A 10-inch sanitary sewer that runs north on the east side of Marmion Drive and connects with a 10-inch sewer on the north side of Ballantrae Place.</p>
Architecture	<p>The proposed development text prohibits blank walls and requires adherence to the Appearance Code. Permitted materials include brick, stone, stucco, wood and cementitious siding that are natural earthtone or warm neutral colors with tans, browns, warm grays preferred. Chimneys may be finished with masonry or stucco. The text requires that 50% of the lots within the development use side-loaded garages.</p> <p>At the review of the rezoning with preliminary development plan, the applicant requested Council remove a condition from the Planning and Zoning Commission review requiring three-car garages for each home. The applicant was concerned about the additional cost of this requirement for potential buyers but assured Council that each lot can accommodate a three-car garage should the buyer choose this option. Council granted this request and the text has been updated to reflect this change.</p> <p>The text was updated prior to Council approval to address architectural diversity and require the establishment of an Architectural Review Committee.</p>
Tree Preservation and Replacement	<p>The text outlines a goal to preserve as many trees in good and fair condition as possible. A tree replacement plan has been submitted with the final development plan. The Zoning Code requires that protected trees (trees six inches in diameter and in good or fair condition) be replaced on an inch-for-inch basis with deciduous trees. The development text requires tree replacement per Code. A total of 111 inches will be removed as part of this development and the plans indicate the replacement of 112.5 caliper inches. The plans indicate a tree preservation zone of 25 feet along the west and north property line.</p>

Details	Final Development Plan
Landscaping	<p>The plan includes 7.1 acres of open space and the development text has been revised to include all maintenance responsibilities. They are correctly shown on the plat.</p> <p>The preliminary development plan includes Pacific Sunset Maple, Golden Rain Tree, Red Oak and Emerald Queen Norway Maple as street trees. Planting details for the reserve area entry features include a taxus hedge, Birch trees, daylilies and loosestrife. The entry features are arranged in a semi-circle and mirror those in Ballantrae. Stone monoliths are proposed on both sides of the southern entry. One monolith with the subdivision name is proposed at the northern entrance off Marmion Drive.</p> <p>The applicant has worked with Planning to address the conditions from the preliminary development plan to provide buffering within Reserve 'D' for the Patch residence. Landscaping has been added to the stormwater pond to the north and as requested by the Hilliard City School District, the applicant is proposing to buffer the path to the Washington Elementary Scholl with a split-rail fence.</p> <p>The final development plan includes details regarding the dry laid stone and the plans have be revised to incorporate longer runs of stone wall following the curve of the proposed path in Reserve 'B'.</p> <p>The applicant has worked with Parks and Open Space on the design and layout of the central green.</p>

Analysis	Final Development Plan
Process	<p>Section 153.050 of the Zoning Code identifies criteria for the review and approval for a final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.</p>
1) <i>Consistency with the approved preliminary development plan.</i>	<p>Criterion met: This proposal is consistent with the requirements of the proposed preliminary development plan.</p>
2) <i>Traffic and pedestrian safety</i>	<p>Criterion met: The proposal provides safe vehicular and pedestrian circulation.</p>
3) <i>Adequate public services and open space</i>	<p>Criterion met: The proposal has all necessary public services.</p>

Analysis	Final Development Plan
4) <i>Protection of natural features and resources</i>	Criterion met: The applicant has included Tree Preservation Zones on the final plat. There is over seven acres of open space proposed as part of this development.
5) <i>Adequacy of lighting</i>	Criterion met: No lighting is proposed for the entry feature signs. External illumination would be permitted by Code.
6) <i>Signs consistent with preliminary development plan</i>	Criterion met: This proposal is consistent with the requirements of the proposed preliminary development plan.
7) <i>Appropriate landscaping to enhance, buffer, & soften the building and site</i>	Criterion met: The plan incorporates Tree Preservation Zones to provide for tree preservation. Landscaping includes street trees as approved by the City Forester, and open space landscaping within the reserve areas.
8) <i>Compliant Stormwater management</i>	Criterion met: Stormwater management for the 45 lots will comply with the Code.
9) <i>All phases comply with the previous criteria.</i>	Not applicable.
10) <i>Compliance with other laws & regulations.</i>	Criterion met: The proposal appears to comply with all other known applicable local, state, and federal laws and regulations.

Recommendation	Final Development Plan
Approval	In Planning's analysis, this proposal complies with the proposed development text and the final development plan criteria. Planning recommends approval of this request without conditions.

Details	Final Plat
Process	<p>The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.</p>
Plat Overview	<p>The final plat is for Lots 1 through 45 of the Links at Ballantrae development of single-family lots, 7.1 acres open space, and a 25-foot wide Tree Preservation Zone for Lots 2 through 28. The plat includes the rights-of-way for Cadmore Drive, Eden Bridge Drive, Alderbrook Drive, and Wilford Lane.</p> <p>Additional right-of-way for Rings Road is proposing by the dedication of Reserve A, which is 0.57 acres located along Rings Road to the City to accommodate the future right-of-way. The final plat also includes right-of-way for a portion of the future Rings-Cosgray Connector, Churchman Road. The street name should be shown on the final plat.</p>
Open Space	<p>The Subdivision Regulations require the dedication of 3.05 acres of open space and the proposal contains 7.1 acres of open space.</p> <ul style="list-style-type: none"> • Reserve 'A' – 0.57-acre along the north side of Rings Road and includes the land needed for the right-of-way for the future Rings Cosgray Connector, Churchman Road • Reserve 'B'– 2.8 acres north of Reserve 'A' and includes the stormwater management pond, bikeway and landscaping • Reserve 'C' – 0.03-acre south side off the entry drive to the south to accommodate the entry feature • Reserve 'D' – 0.697-acre south of the proposed Rings-Cosgray Connector. • Reserve 'E' – 0.045-acre north side off the entry drive to the south to accommodate the entry feature • Reserve 'F' – 0.645-acre is the setback area between future Churchman Road and Lot 45. • Reserve 'G' – 0.99-acre in the center of the site and provides a neighborhood park with a play ground, benches, path and bikeracks • Reserves 'H' and 'I' – each 0.1-acre, off the entry drive from Marmion Drive. These reserves accommodate buffering from the entry for Lots 23 and 24. Reserve 'I' to the north includes an entry feature. • Reserves 'J'– 1.11 acres, in the northeast portion of the site includes a stormwater pond and the path to the Washington Elementary School <p>The applicant has worked with the City to identify the appropriate ownership and maintenance responsibilities of the open spaces. Reserves 'A', 'B', 'F', 'G', and 'G' will be owned and maintained by the City of Dublin. Reserves 'C', 'D', 'E', 'H', 'I', and 'J' will be owned by the City and maintained by the Homeowners Association. The final plat contains this information.</p>

Analysis		Final Plat
Process	Following a recommendation by the Commission, the final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval. After approval the applicant can proceed with the building permit process.	
1) <i>Plat Information and Construction Requirements</i> Condition 1	<p>Criterion met with Condition: This proposal is consistent with the requirements of the Zoning Code and Subdivision Regulations and all required information is included on the plat. Any other minor technical adjustments should be made prior to Council review.</p> <p>A Construction Bond will be required for the public infrastructure that will be installed with this project. The value of this bond is based on the approved cost of construction. Once conditional acceptance is granted by the City, the developer is required to submit a one-year warranty bond.</p>	
2) <i>Street, Sidewalk, and Bikepath Standards</i>	<p>Criterion met: Street widths, grades, curvatures, intersections, and signs comply with the appropriate Code sections. Sidewalks or multi-use paths are required on both sides of all public streets in compliance with City construction standards.</p>	
3) <i>Utilities</i>	<p>Criterion met: This plat establishes necessary easements for the construction and maintenance of public water mains, storm and sanitary sewers, storm drainage and other private utilities in accordance with all applicable standards.</p>	
4) <i>Open Space Requirements</i>	<p>Criterion met: Open space dedication, ownership, and maintenance are all indicated and noted on the plat.</p>	

Recommendation	
Summary	This proposal complies with the conditional use review criteria and approval of this request is recommended with 1 condition.
Condition	1) That the applicant ensure that any minor technical adjustments to the plat, including the addition of the road name for Churchman Road, are made prior to City Council submittal.

FINAL DEVELOPMENT PLAN CRITERIA

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

FINAL PLAT CRITERIA

Review Criteria

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.